SITE ASSESSMENT REPORT
FOR
NORTH SHORE GROUP
CHICAGO, COOK COUNTY, ILLINOIS
TDD: T05-9505-008
PAN: EIL0886SAA

June 14, 1995

Prepared for:

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Emergency and Enforcement Response Branch
77 West Jackson Boulevard
Chicago, Illinois, 60604

Prepared by: _____ Date: 6/14/95
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Aapproved by: _____ Date: 6/14/95
Thomas Kouris, TAT Leader

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1. INTRODUCTION

The United States Environmental Protection Agency (U.S. EPA) tasked the Ecology and Environment, Inc., (E & E) Technical Assistance Team (TAT) to assist the U. S. EPA On-Scene Coordinator (OSC) in performing a site assessment at the North Shore Group (NSG) site in Chicago, Illinois. TAT was requested under Technical Direction Document (TDD) T05-9505-008 to prepare and implement a health and safety plan, compile background information, conduct a site assessment, perform air monitoring, collect samples, document on-site activities, and evaluate threats to human health and the environment. The site assessment was conducted on June 6, 1995. All activities were coordinated under the authority of the U.S. EPA OSC Steve Faryan.

2. SITE BACKGROUND

2.1 SITE DESCRIPTION

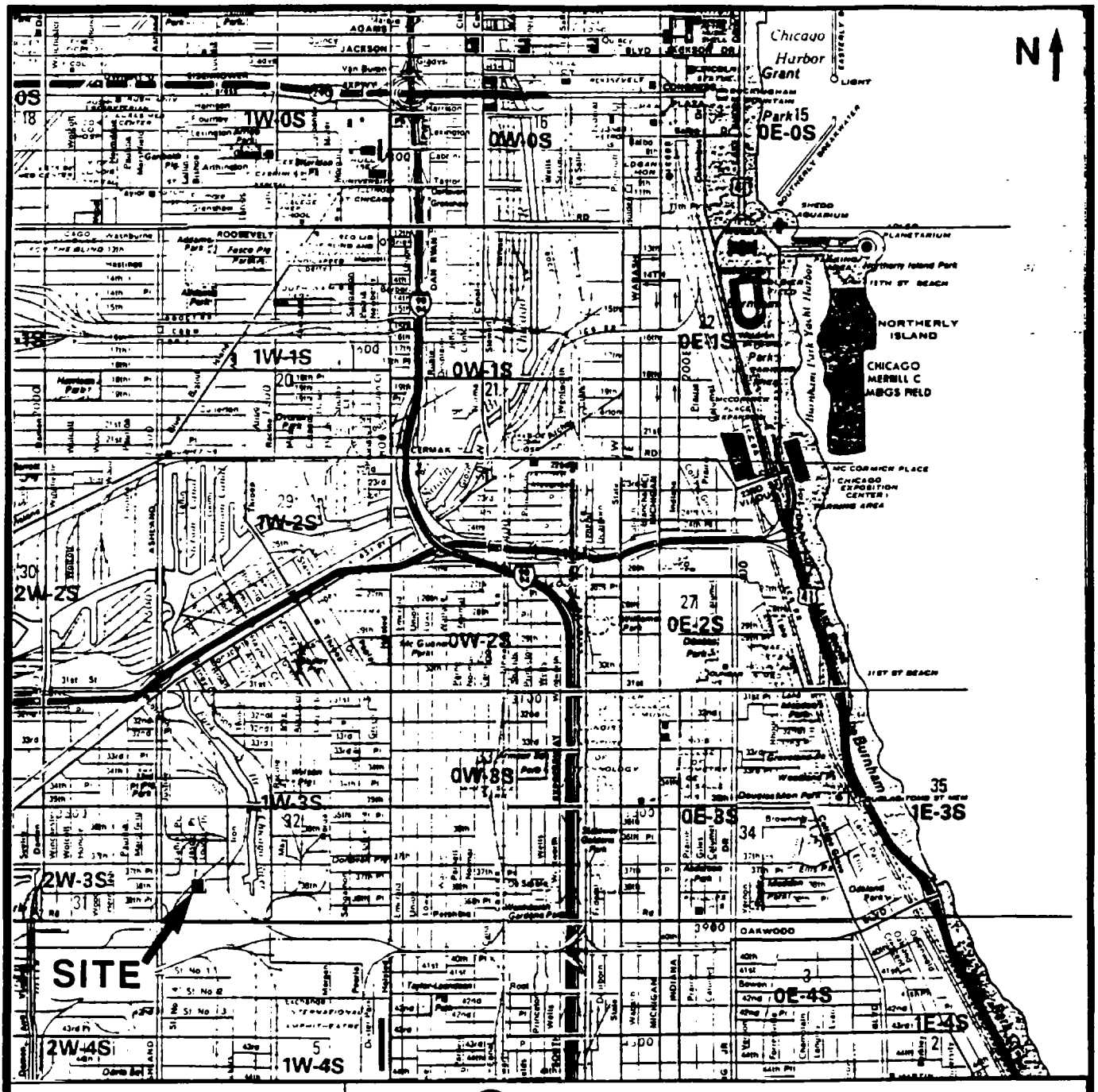
The NSG site is located at 1420 W. 38th Street in Chicago, Illinois. The site location and features are depicted in Figures 2-1 and 2-2. The site includes a yard and an abandoned four story brick building, of approximately 200,000 square feet, located in a light industrial area. Thirty-eighth Street forms the southern and eastern boundaries of the site. The building may be accessed through an open doorway located on the western side of the building. A small yard is present west of the building where a small mobile storage trailer is present. Miscellaneous nonhazardous debris is scattered throughout the yard. The site is enclosed by fencing on the north and west sides, but the gate located on the southern border, along 38th Street, was removed. An empty lot used for parking, enclosed by fencing, exists to the north of the site.

The exterior of the NSG building is in poor condition. Bricks from the buildings upper facade have fallen to the street below and large areas of the upper facade were observed to be near collapse.

2.2 SITE HISTORY

There is a limited amount of information concerning the history of the site. The property is apparently for sale and owned by Northwest Liquidators of Northbrook, Illinois. According to Marcus Holder, an employee of the City of Chicago, a hearing was scheduled for June 19, 1995, to determine whether building demolition should be performed by the city. City of

Chicago employees inspected the site on numerous occasions in 1993, documenting the storage of hazardous chemicals at NSG and episodes of scavenging by trespassers.



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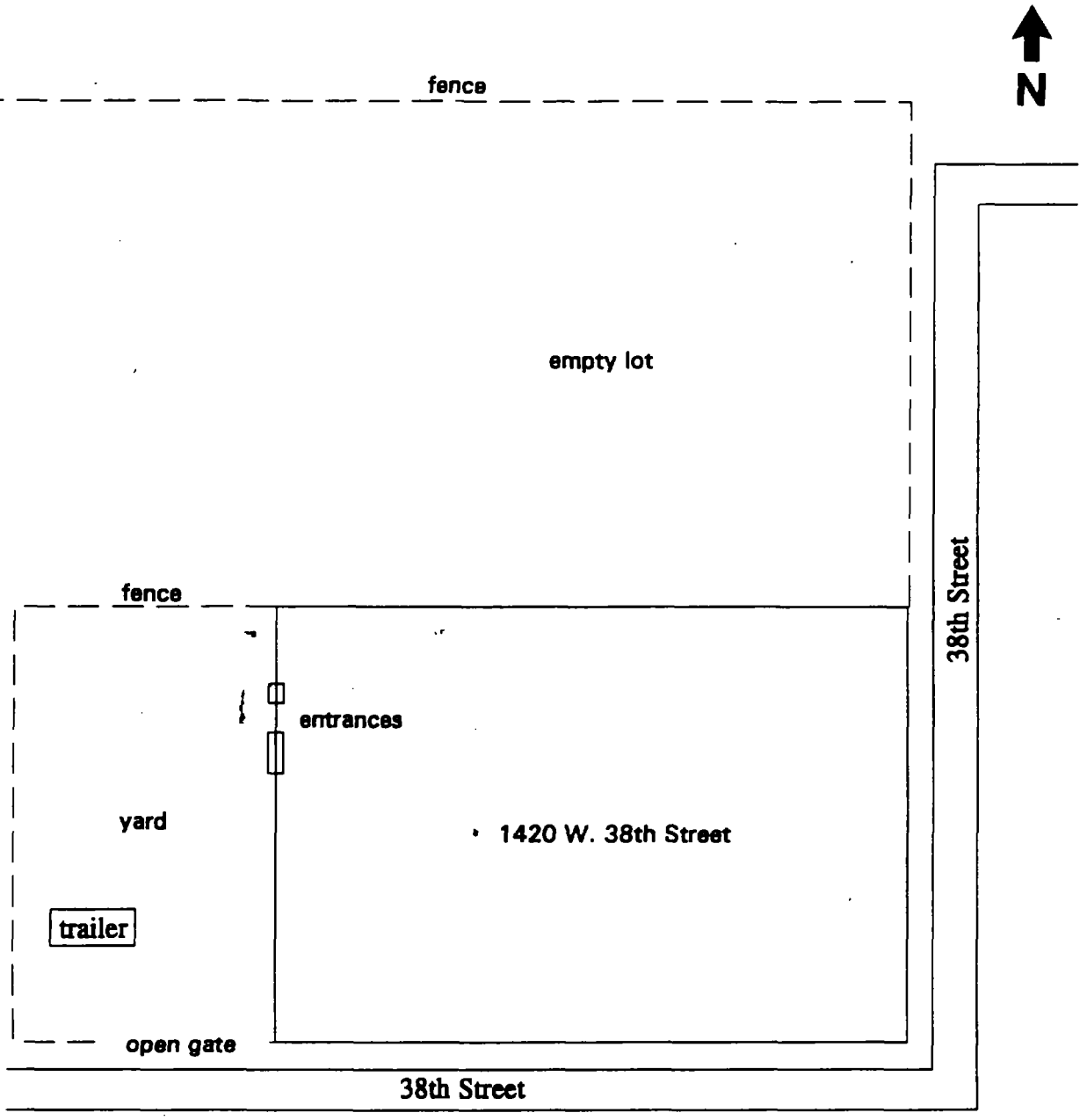
Technical Assistance Team
Region V
111 W. Jackson Blvd., Chicago, Illinois 60604

TITLE	Site Location Map	FIGURE # 2-1
SITE	North Shore Group	SCALE Not To Scale
CITY	Chicago STATE Illinois	PAN EIL0886SAA
SOURCE	Rand McNally StreetFinder Chicago and Cook County	DATE 1989
		REVISED



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Technical Assistance Team
Region V
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TITLE: Site Features Map	FIGURE #: 2-2
SITE: North Shore Group	SCALE: Not To Scale
CITY: Chicago STATE: Illinois	PAN: EIL0886SAA
SOURCE: Ecology and Environment, Inc.	DATE: 1995
	REVISED:

3. SITE ASSESSMENT

At 0945 hours on June 6, 1995, E & E TAT members (TATMs), Raghu Nagam and Dave Hendren, and OSC Faryan arrived at the site to conduct a site reconnaissance. The temperature was approximately 85°F with partly cloudy skies. Shortly after arrival at the site, City of Chicago employees Marcus Holder, Bob Malic, and Joe Schuessler arrived and discussed present and future activities at the site. The group entered the building through the northwest doorway and searched the first floor for potential chemical hazards. A drum labeled "poisonous" and jars containing "Kepone" powder were observed close to the entrance doorway. Further within the building, numerous 55-gallon drums labeled isopropyl alcohol were observed.

The group left the building at 1030 hours to examine the outside of the property. OSC Faryan requested that Holder make arrangements to secure the gate of the property with fencing in order to discourage any additional dumping of chemicals in the building or scavenging of materials. The group observed the exterior of the building, noting that bricks forming the upper facade were loose and collapse of various areas of the upper structure was likely.

The OSC requested that TAT provide portable lighting powered by a portable generator. TATM Tim Calloway was contacted by telephone and asked to deliver portable lighting equipment and a generator from the TAT warehouse to the site.

TATMs Nagam and Hendren checked the calibration of air monitoring equipment to be used during the site reconnaissance. The calibration of an organic vapor analyzer (OVA) and radiation

monitor were verified.

Upon delivery of the portable lighting and generator, TAT and the OSC donned Level C personnel protective equipment (PPE) and prepared to enter the building. A thorough inspection of the first floor revealed numerous drums containing flammable and toxic materials. Photographs were taken but no samples were collected per OSC instruction. Reconnaissance of the second, third, and fourth floors revealed a large amount of office materials and debris, but no drums or containers containing hazardous materials were noted. No readings above background were noted on the air monitoring equipment on floors one through four. The OSC and TATM Nagam began a reconnaissance of the basement but discontinued after odor breakthrough occurred on the air purifying respirators (APRs). TATMs Nagam and Hendren and OSC Faryan then prepared to inventory the basement wearing Level B PPE.

TAT and the OSC entered the building to inspect the basement at 1320 hours. The basement contained numerous toxic chemicals, including pesticides, herbicides, and insecticides, some which were observed in open containers. The photoionization detector (PID) detected elevated readings near the open mouth of the containers. One container was observed to have leaked its contents completely to the basement floor. A table listing some of the hazardous materials observed in the site reconnaissance is provided in Section 4.0, Analytical Results.

4. ANALYTICAL RESULTS

The following list includes hazardous chemicals or trade names observed at the NSG site on June 6, 1995. The list is not a comprehensive inventory of chemicals present. The approximate quantity is provided for larger waste volumes. Analytical confirmation was not requested nor performed.

First Floor

Methanol, fourteen 55-gallon drums
Isopropanol, five 55-gallon drums
Calcium isochloride, 125 pounds
Kepone ant control powder, numerous 8-ounce jars
Cygon-2E systemic insecticide
Entex, 1 gallon
Pyrethrins
Roost No More, 1 gallon
Entex, 1 gallon
Vapona-4, 5 gallons

Basement

Calcium cyanide
Damatam 40 E Roach Concentrate
Goldcrest C-100 insecticide
Cyanogas
Elco Roach and Ant Powder
Guardian Chlordane oil solution
Chemagro Entex Insecticide
Sinclair, concentrate insecticide
Dichlorodiphenyltrichloroethane
Talon-G
Dowfume EB-15
Kelthane
Hookworm spray
Lindane
Methyl bromide
Ronnel
Pyrethrins

5. DISCUSSION OF POTENTIAL THREATS

Conditions observed during the U.S. EPA investigation of the NSG site that constitute a threat to human health and the environment, and may be used to determine the appropriateness of a removal action as outlined in Section 300.415 (b)(2) of the National Contingency Plan (NCP) included:

- **Actual or potential exposure to nearby human populations, animals, or food chain from hazardous substances or contaminants.** Potential exposure of nearby populations to hazardous materials exists at the NSG site. The lack of building security and property gate allow easy access onto the property for scavengers and vandals. Past incidents of trespassing and scavenging have been reported to and documented by City of Chicago representatives.

- **Hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers, that may pose a threat of release.** Numerous chemicals that are classified as extremely toxic or poisonous and banned pesticides were observed during the site reconnaissance and by City of Chicago representatives during previous visits. These chemicals are listed in Section 4, Analytical Results, and include dichlorodiphenyltrichloroethane (DDT), chlordane, lindane, pyrethrins, methyl bromide, and calcium cyanide. Open glass containers containing pesticides were present in the basement. No glass containers were observed to have any secondary containment should breakage occur. PID measurements at the open mouth of the containers indicate evaporation of some of the contents is occurring.

- **Weather conditions that may cause hazardous substances or pollutants or contaminants to migrate or be released.** Because the building is not maintained, weather conditions may promote the release of hazardous

chemicals from containers stored in the building. Five-gallon steel drums containing methanol were observed to have significant corrosion due to rusting of the container lids. Poisonous chemicals in the basement could be released if flooding of the basement should occur. Freezing of glass containers containing water solutions could result in rupture of the glass, and release of contents. Exposure of calcium cyanide to water or moisture will result in release of hydrogen cyanide gas.

- **Threat of fire or explosion.** Numerous 55-gallon drums containing flammable liquids were observed on the first floor of the building, including; fourteen 55-gallon drums of methyl alcohol, and five 55-gallon drums of isopropyl alcohol. Although these drums appeared in good condition, the contents of the drums could be used as accelerants. Evidence of fires started in the building were present in the basement. The building contained large amounts of ignitable paper and wood products on every floor.

6. SUMMARY

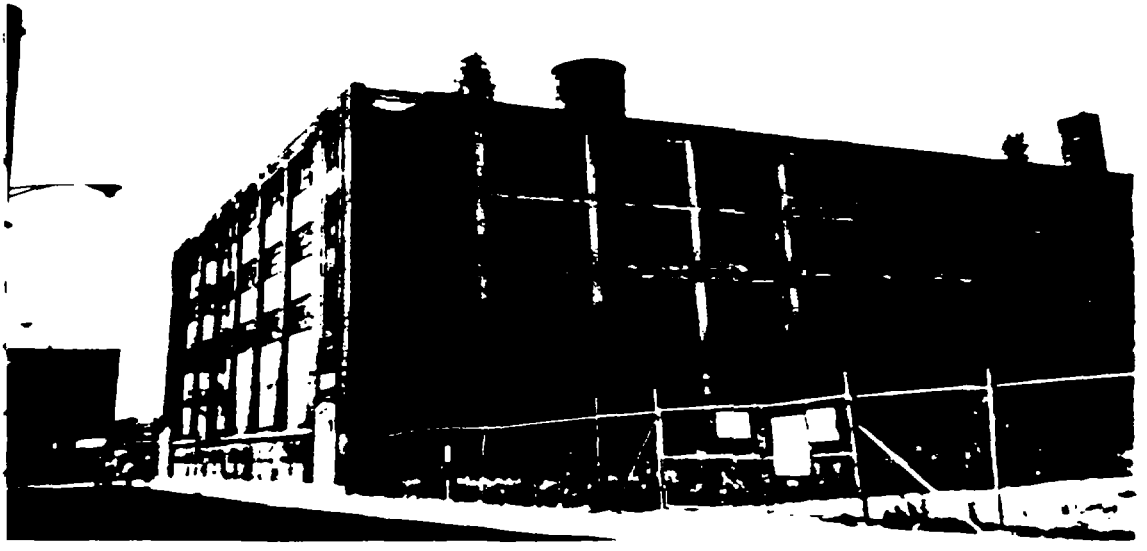
A removal action is warranted at the NSG site based upon the threats defined in Section 5. The continued exposure of drummed and noncontainerized materials to weather conditions could possibly result in migration of hazardous materials to the surrounding environment. Finally, because the building is not secure, trespassing and vandalism may lead to further release of hazardous substances or exposure to hazardous substances.

APPENDIX A

SITE PHOTOGRAPHS

SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 1030
DIRECTION: SOUTHEAST
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: BUILDING AND OPEN GATE



SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 1030
DIRECTION: SOUTHEAST
PHOTOGRAPHER: DAVE HENDREN

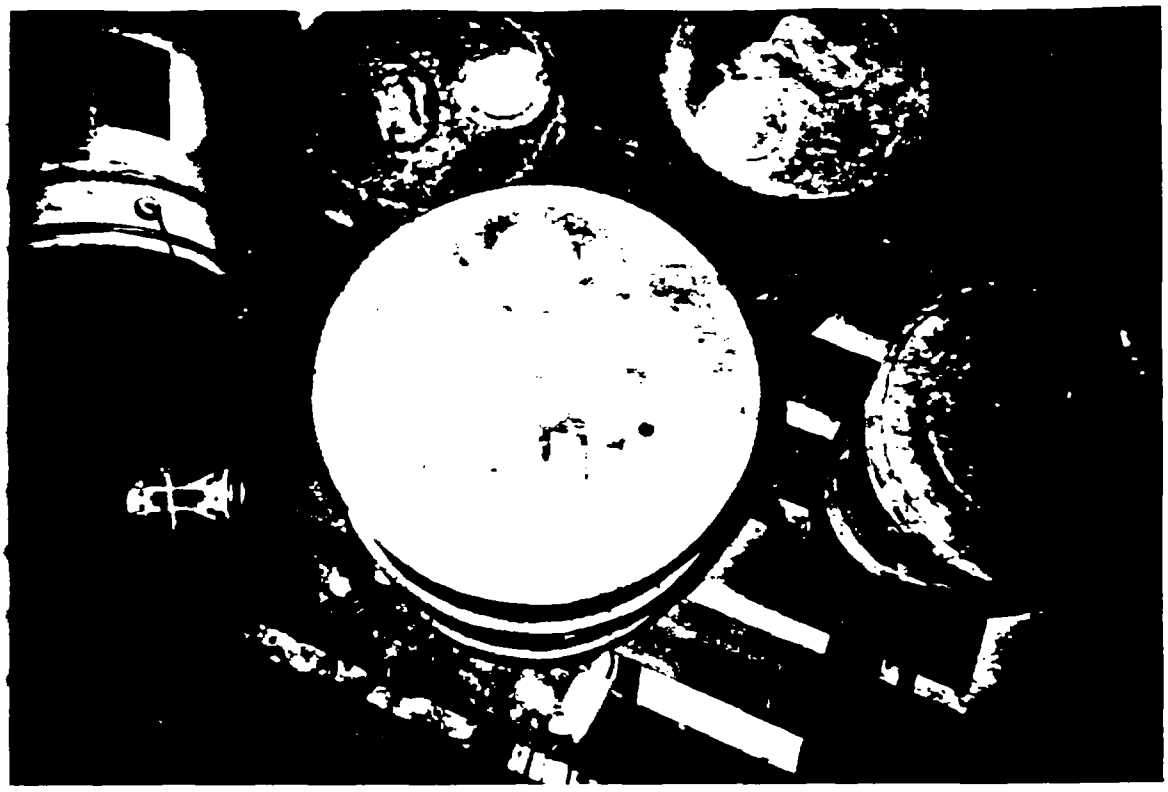
CAMERA: DISPOSABLE
FILM: ASA 400 24 EXPOSURES EXPOSURE
SUBJECT: NORTH SIDE OF BUILDING

SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 1040
DIRECTION: EAST
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: ENTRANCES ON WEST SIDE OF BUILDING

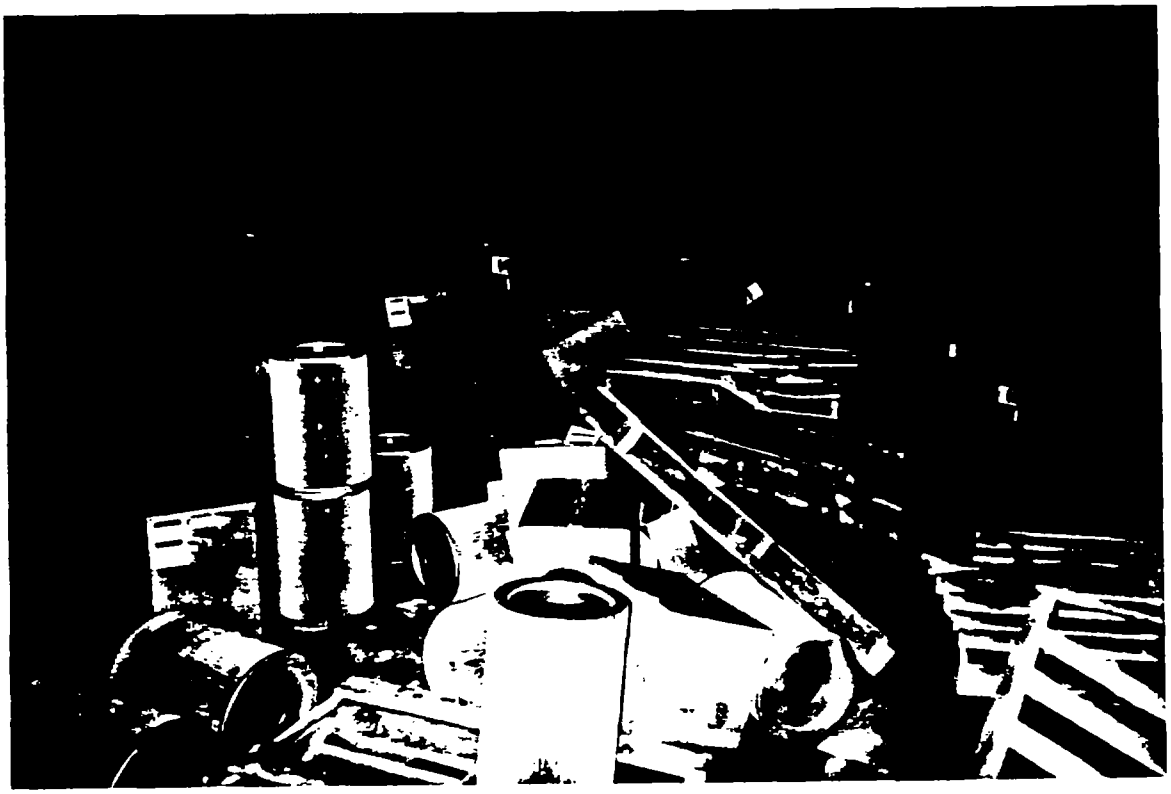
SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 1045
DIRECTION: SOUTH
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: VIEW OF YARD



SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0955
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: CORRODED CONTAINERS CONTAINING METHANOL

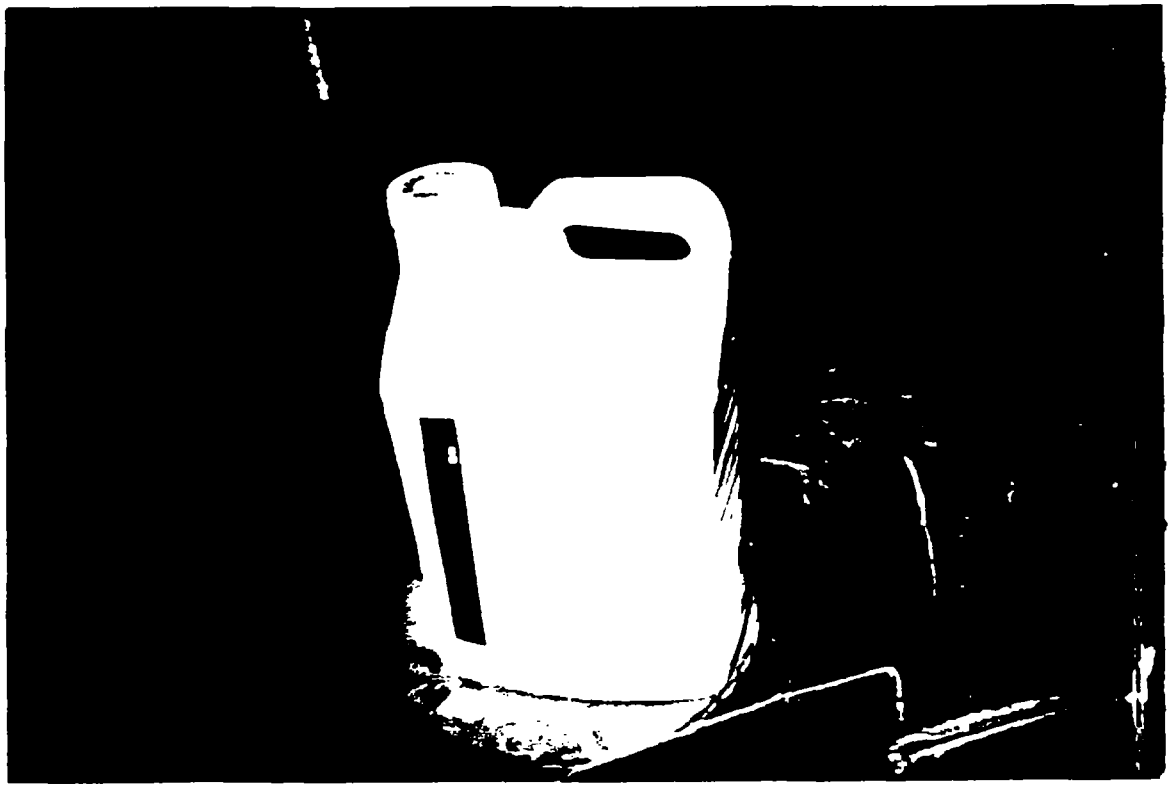


SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0955
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: TRUCK FILTERS

SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0940
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: POISON CONTAINER



SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0945
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: CYGON 2-E INSECTICIDE

SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0940
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

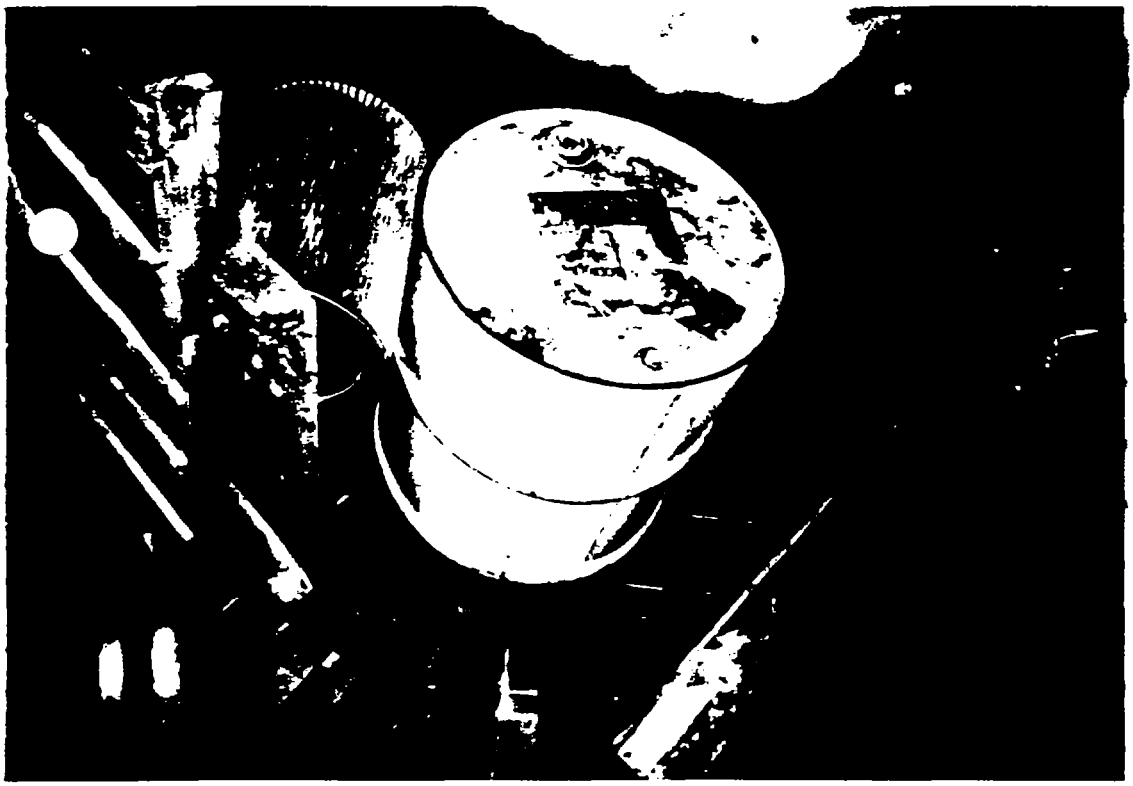
CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: JARS WITH KEPONE POWDER

SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0945
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: DRUMS WITH METHYL ALCOHOL

SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0950
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: DRUMS WITH ISOPROPYL ALCOHOL



SITE NAME: NORTH SHORE GROUP
TDD #: T05-9505-008
DATE: 6-6-95
TIME: 0955
DIRECTION: ---
PHOTOGRAPHER: DAVE HENDREN

CAMERA: DISPOSABLE
FILM: ASA 400, 24 EXPOSURES
SUBJECT: DRUM WITH ISOPROPYL ALCOHOL

APPENDIX B

RCMS COST PROJECTION

DETAILED COST SUMMARY

"Contractor Costs" redacted - not relevant to the selection of the removal action.

Government

Other Direct Costs (ODC)

Projection Name: NORTH SHORE

Projection Type: Initial

Date: 06/20/95

Description	Ctr. Code	Vend Code	Cost Type	Unit Cost	Units	Qty	Task Code	Task Description	Projected Cost	Total Cost
Fuel/Tolls/Misc.	TAT		Materials/Supplies	500.00	Bulk	1.0	06	Administrative	1630	163
								(ODC Totals:)	1,630	1,63
								(Including Site Contingency:15.00%)		1,87

Government

Personnel by CLIN

Projection Name: NORTH SHORE

Projection Type: Initial

Date: 06/20/95

CLIN	Job Description	Ctr. Code	Regular Hrs/Day	O.T. Hrs/Day	Regular Rate	O.T. Rate	Qty	No. of Days	Task Code	Task Description	Projected Cost	Total Cost
S1-05-01	On Scene Coordinator	EPA	8.0	2.0	30.00	30.00	1	21	06	Administrative	17325	1732
S4-15-01	Engineer / Civil	TAT	8.0	2.0	35.00	35.00	1	21	06	Administrative	23961	2396
S4-30-01	Ind Hygeniat/Safety	TAT	8.0	2.0	35.00	35.00	1	10	06	Administrative	11410	1141
										(Personnel Totals:)	52,696	52,69
										(Including Site Contingency:15.00%)		60,60